



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat

Application No., Project Name and Location: P 12-1-98, Pointe West Center North, 3550 Weston Road

## **CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP, 797-1073

## **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

## **REPORT IN BRIEF:**

The proposed plat consists of approximately 9.994 acres shown as Parcel A. Proposed for the site are 50,000 square feet of commercial use to accommodate a car dealership with access provided from Weston Road.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

## **CONCURRENCES:**

Town Council approved a rezoning (ZB 9-2-98) on seconding reading February 3, 1999, from AG, Agricultural District to BP, Business Park District for 6.45 acres (motion carried 4-0).

Town Council approved a rezoning (ZB 8-1-99) at seconding reading December 15, 1999 (motion carried 5-0), from AG, Agricultural District to BP, Business Park District for 3.553 acres.

Staff recommends approval of the proposed plat subject to the following:

1. Provide a restrictive note on the plat.
2. Providing the required signatures prior to Town Council consideration:  
Dedication and acknowledgements, Drainage District, Surveyors seal and signature.
3. Reflect the full right-of-way width and alignment for Weston Road.

Planning and Zoning Board Recommendation: Motion to recommend APPROVAL subject to the planning report (4-0, Motion by: Mr. Stahl, Seconded by: Mr. Davenport with Mr. Kuvn absent), December 8, 1999.

**RECOMMENDATION(S):** Motion to approve the resolution subject to the planning report.

**Attachment(s):** Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

**RECOMMENDATION(S):** Motion to approve the resolution subject to the planning report.

**Attachment(s):** Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed boundary plat known as the Pointe West Center North Plat has been approved by the Town Planning and Zoning Board on December 8, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the Pointe West Center North Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** P 12-1-98  
Pointe West Center North Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** December 3, 1999

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner**

**Name:** Howard E. & Gene R.  
Burgess & Timothy M. Ryan

**Agent**

**Name:** C.C. Winningham Corp.

**Address:** 110 N. Fed. Hwy.

**Address:** 1040 NE 45 Street

**City:** Dania, FL 33004

**City:** Oakland Park, FL 33334

**Phone:** (954) 923-3902

**Phone:** (954) 772-2640

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**Background Information**

**Application Request:** Approval of the resolution for the proposed boundary plat.

**Address/Location:** 3550 Weston Road, Generally located on the northeast Corner of intersection of SW 36 Street and Weston Road.

**Land Use Plan Designation:** Residential (1 du/ac)

**Existing Zoning:** BP

**Existing Use:** Vacant

**Proposed Use:** 50,000 square feet of commercial use

**Parcel Size:** 9.994 acres

**Surrounding Land Use:**

**North:** City of Weston  
**South:** Trafficway  
**East:** Trafficway  
**West:** Trafficway

**Surrounding Zoning:**

**North:** City of Weston  
**South:** SW 36 Street  
**East:** I-75  
**West:** Weston Road

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**Zoning History**

**Related Zoning History:** None

**Previous Request on same property:** Town Council approved a rezoning (ZB 9-2-98) utilizing residential to commercial flexibility. on seconding reading February 3, 1999, from AG, Agricultural District to BP, Business Park District for 6.45 acres.

Town Council is considering a rezoning (ZB 8-1-99) utilizing residential to commercial flexibility, for seconding reading December 15, 1999, from AG, Agricultural District to BP, Business Park District for 3.553 acres.

**Development Plan Details**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 435,339 square feet or 9.994 acres.
2. The plat provides for a 80' access opening and non-vehicular access line along the remaining portion of the west limits of the site.
3. A 260' Canal Reservation which the applicant is currently negotiating with CBDD to vacate either by plat or by separate instrument.

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**Summary of Significant Development Review Agency Comments**

None

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**Applicable Codes and Ordinances**

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

**Comprehensive Plan Considerations**

**Planning Area:** The proposed plat is in Planning Area 1 which includes the southwestern most portion of the Town, encompassing all the land south of Griffin Road and west of SW 148 Avenue. This planning area is bisected by I-75 which is accessed at Griffin Road and Sheridan Street. Over 100 acres at the northwest intersection of I-75 and Orange Drive are planned for business park development, known as ICW West.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 113.

**Broward County Land Use Plan:** None

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

**Applicable Goals, Objectives & Policies:** None

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### **Staff Analysis/Findings of Fact**

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

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### **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following:

1. Provide a restrictive note on the plat.
  2. Providing the required signatures prior to Town Council consideration:  
Dedication and acknowledgements, Drainage District, Surveyors seal and signature.
  3. Reflect the full right-of-way width adjacent to Weston Road, and show the full alignment for Weston Road.
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### **Planning and Zoning Board**

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (4-0, Motion by: Mr. Stahl, Seconded by: Mr. Davenport with Mr. Kuvin absent), December 8, 1999.

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### **Davie Town Council**

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## **Exhibits**

**Resolution with backup**

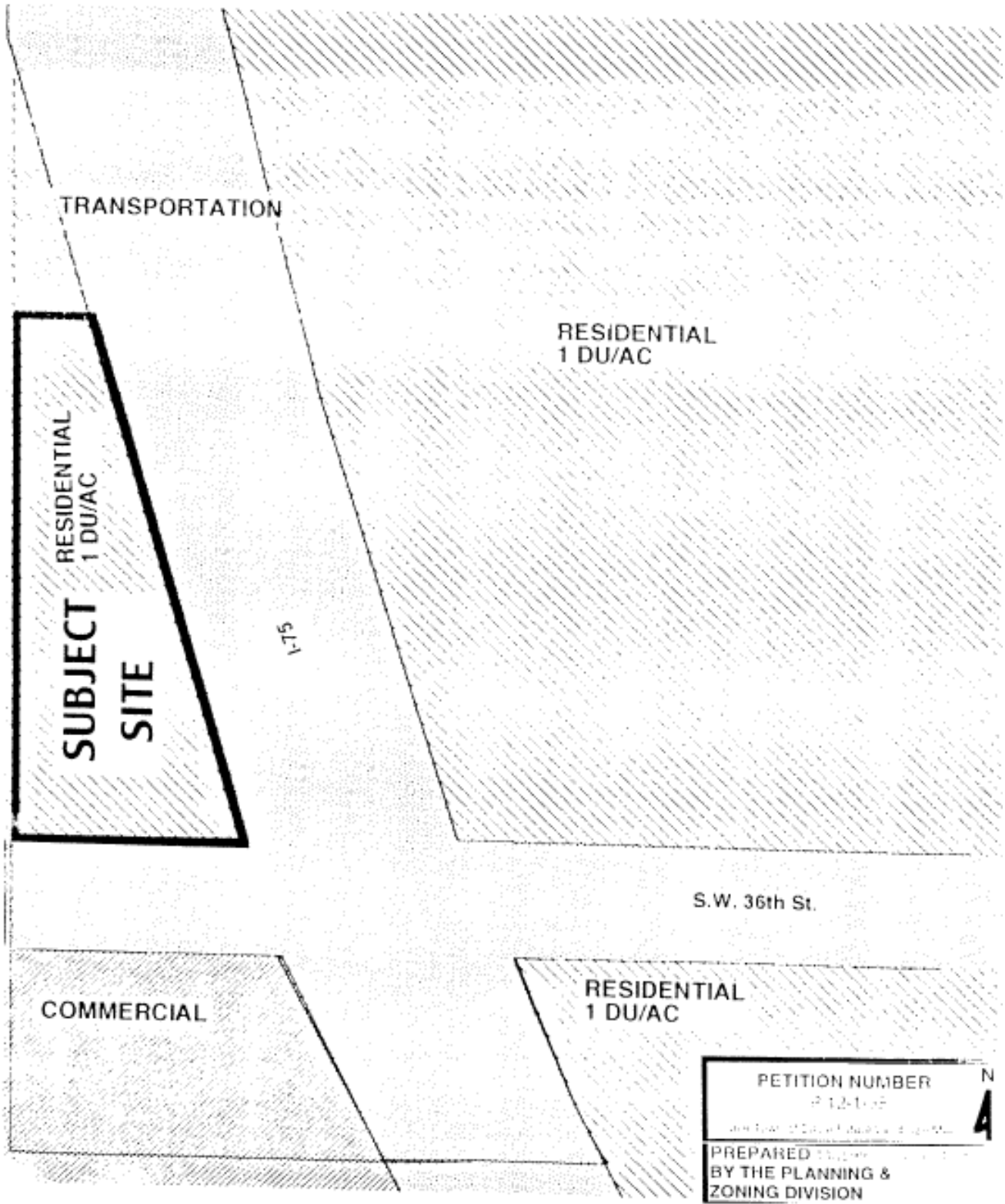
**Land Use map**

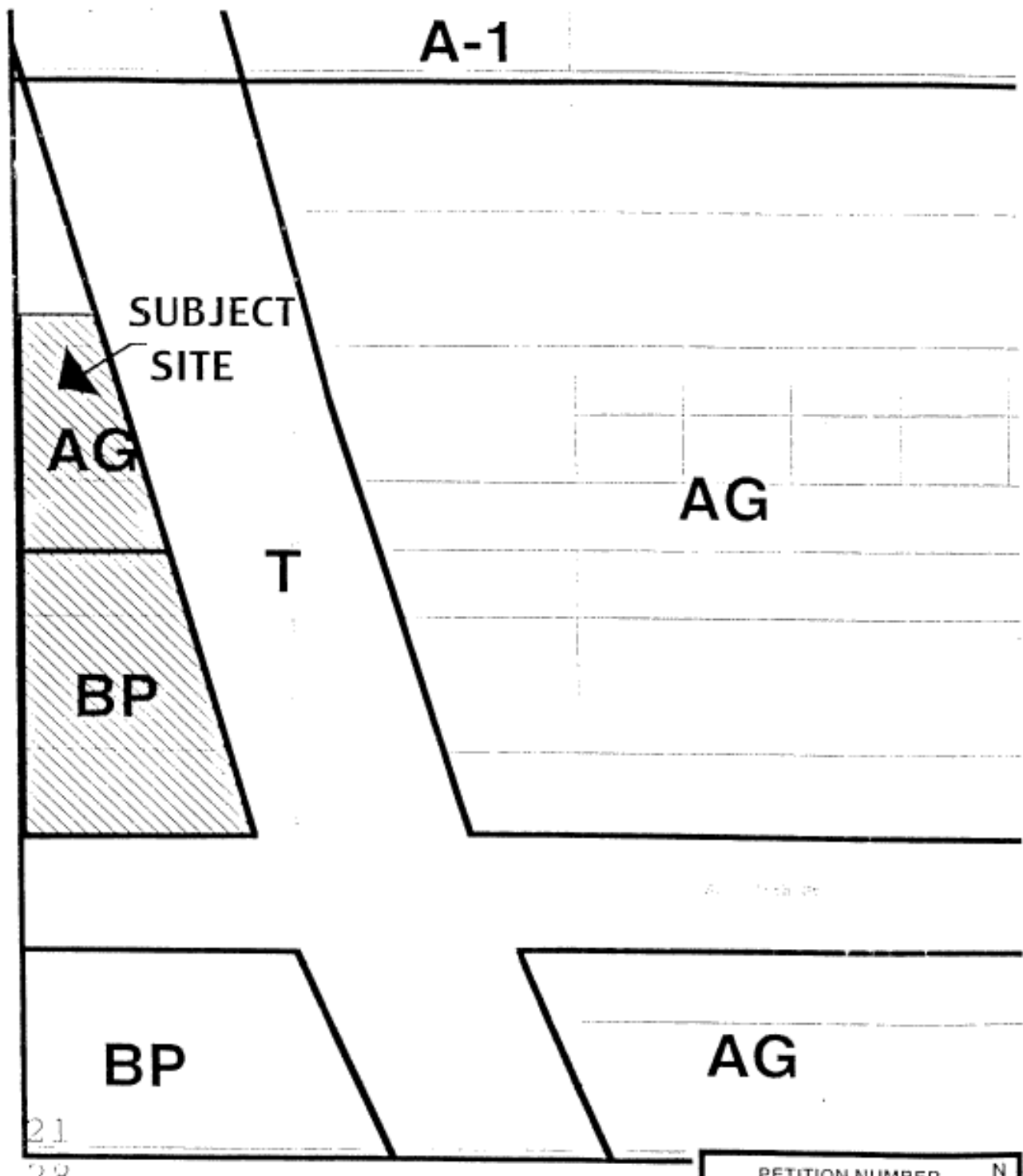
**Subject Site map**

**Aerial**

**Prepared By: \_\_\_\_\_**

**Reviewed By: \_\_\_\_\_**





PETITION NUMBER	N
P 12-1-98	4
PREPARED 11/2/99 BY THE PLANNING & ZONING DIVISION	

